



CITY OF BEAVERTON  
Community Development Department  
Development Services Division  
4755 SW Griffith Drive  
PO Box 4755  
Beaverton, OR 97076  
Tel: (503) 526-2420  
Fax: (503) 526-3720  
www.ci.beaverton.or.us

## TYPE 2 NOTICE OF PENDING DEVELOPMENT APPLICATION

**Date of Notice:** December 9, 2004

**Case File No./Project Name:** LD2004-0048 Teufel Two-Lot Partition

**Summary of Application:** The applicant requests preliminary land division approval for a two-lot, three-tract partition of the Teufel Nursery. The partition would create two lots of approximately 37.7 acres and 35.6 acres. Three tracts are proposed to set aside three Sensitive Areas of 7.2 acres, 1.3 acres, and 6.5 acres.

**Due Date for Written Comments:** December 29, 2004

Please reference the Case File Number and Project Name in your written comments. Mailed written comments should be sent to the Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Development Services Division, 2<sup>nd</sup> Floor, Beaverton City Hall, 4755 SW Griffith Drive by 4:30 p.m. on the due date.

**Staff Planner:** Tyler Ryerson **Phone Number:** 503-526-2520

**Facilities Review Committee Meeting Date:** December 29, 2004

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Committee then forwards a recommendation to the Director on the development application. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting.

### Site Description:

Map & Tax Lot Number: 1N1 34C 100

Site Address: 12345 NW Barnes Road

Cross Street: SW Corby Dr. and NW Barnes Rd. / NW Cornell Rd. and NW 118<sup>th</sup> Ave

Zoning: Town Center - Multiple Use (TC-MU) and Town Center - High Density Residential (TC-HDR)

Neighborhood Association Committee: Property is not technically within City NAC boundaries.

The closest NAC is the "Central Beaverton". The site is located within Washington County Citizen Participation Organization (CPO) #1.

**Applicable Development Code Approval Criteria:** 40.03.1 through 11 and 40.45.15.2.C.1 through 4

Documents and plans for the development application are available for review at the Beaverton Development Services Division, 2<sup>nd</sup> floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

Please note: You are receiving this notice to advise you of a pending development application. Section 50.40.2 of the Beaverton Development Code requires the City to provide written notice of a pending Type 2 development application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of property within 300 feet on all sides of the property proposed for development, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.** A public hearing on the application will not be held unless the Director's decision is appealed.